LOT 12 COUNTRY LANDINGS S/D.
820-229, WD 1047-1602, CT 1203-1

EXPERIMENTAL AIRCRAFT ASSOC INC CHAPTER 977
288 SW CHALLENGER LN
LAKE CITY, FL 32025

2025

07-4S-17-08106-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

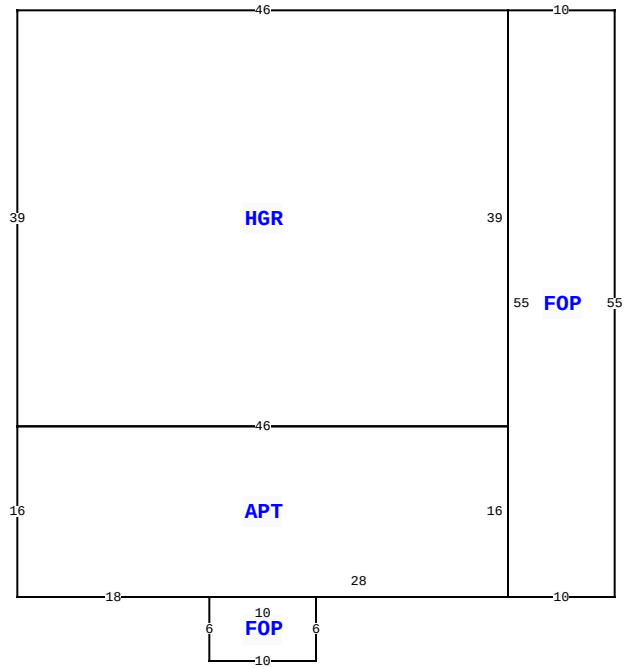
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0400	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	736	100		736	19,186
FOP	60	30		18	469
FOP	550	30		165	4,302
HGR	1,794	45		807	21,037
TOTALS	3,140			1,726	44,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	1,726	78.4000	27.44	47,361	2017	2017	0	0	0	5.00	95.00

1 AIR HANGAR – 0% - 0 Heated Area: 736 HX Base Yr



288 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	44,993
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	63,693
SOH/AGL Deduction	0
ASSESSED VALUE	63,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,693
TOTAL JUST VALUE	63,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,667

LAND:1:1: 0.50 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34998	PLANE HNGR	944	03/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/0775	7/19/2017	WD	U	V	30	157,000
GRANTOR: BRADFORD & REBECCA A						
GRANTEE: EXPERIMENTAL AIRCRA						
1304/2565	10/15/2015	WD	U	V	11	100
GRANTOR: BRADFORD & REBECCA A						
GRANTEE: BRADFORD & REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

HGR= W46 S39 APT= S16 E18 FOP= S6 E10 N6 W10$ E28 FOP= E10 N55 W10 S55$ N16 W46$ E46 N39$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	15	40	600.00	UT	2.00	2.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF-	1117.00	187.00	1.00	LT		1.00	1.00	0.50	35,000.00	17,500.00	17,500							

REVIEW DATE 12/29/2017 BY HC Total Acres: 0.50 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 05/09/2025 BY SYS